



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2307634
Application Name: Seattle Department of Parks and Recreation
Address of Proposal: 2701 Alki Ave. S.W.

SUMMARY OF PROPOSED ACTION

Master Use Permit to remove existing concrete bulkhead, excavate 5,000 cu. yards of fill and build a new 6,000 sq. ft. pier (Luna Park). Project includes restoration of fish habitat and creation of park amenities. Determination of Non-Significance prepared by the Seattle Department of Parks and Recreation.

The following approval is required:

SEPA – for conditioning only - SMC Section 25.05

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☒ DNS with conditions*

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction.

*The Seattle Department of Parks and Recreation (“Parks”) issued a Determination of Non-Significance on April 4, 2003.

BACKGROUND DATA

Site and Vicinity Description

Luna Park is a remnant of what was once an indoor saltwater natatorium in the former Luna Amusement Park. It is now a prominent viewpoint built atop the shell of the former natatorium. This feature is located at the northernmost point of Duwamish Head, along Alki Ave. S.W. This scenic route extends more than a mile along Alki Beach Park and is a very popular destination, attracting people by auto, bicycle, skates and on foot. On the upland side of Alki Ave. S.W. development includes some small scale retail and restaurant uses with the majority of uses being multi-family residential.

Proposal

The major element of the proposed development involves removal of the fill material within the old natatorium, removal of the concrete walls, and construction of a pier structure in place of the seawall. The area inside the seawall to be removed occupies approximately 8,650 sq. ft. The proposed replacement pier would be situated within the footprint of the existing seawall occupying approximately 5,500 sq. ft. Approximately 5,500 cu. yds. of fill material would be removed from behind the seawall before the seawall is removed. The maximum depth of excavation would be to approximately five feet MLLW. The staffing area for construction activities would be along the southern perimeter of the site. No staging of construction machinery or materials would occur in the intertidal zone.

The proposed new pier would be situated within the footprint of the existing seawall, supported by 20 new steel pilings, at an elevation of +19.5 MLLW. A hollow core deck with a concrete overlay would be constructed over the pilings. Beneath the proposed pier, the upper intertidal zone would be stabilized with riprap over geotextile filter fabric at a 3h:1v grade from approximately +14.5 ft. MLLW to -5 feet MLLW. Between elevations of =6 feet and =2 feet MLLW, natural cobbles would be applied over the riprap.

Additional Information

On June 19, 2003 DPD issued a Shoreline Exemption for the proposal as a repair or replacement of a failing bulkhead at Luna Park per SMC 23.60.020.C.1. Specific conditions were attached to this exemption and these will be listed at the end of this report.

Hydraulic Permit Approval ("HPA") for the proposed work was applied for and received from the Washington Department of Fish and Wildlife on January 22, 2004. Thirty conditions were attached to that approval.

Public Comment

No public comments were received by DPD.

ANALYSIS – SEPA

Disclosure of the potential impacts from this project was made in a March 3, 2003 SEPA Checklist. The Seattle Department of Parks and Recreation issued a Determination of Non-Significance on March 25, 2003. This information in the environmental documents, supplemental information provided by the applicant (plans, further project descriptions), and the experience of DPD with review of similar projects form the basis for this analysis and conditioning decision wherein substantive SEPA conditioning will be considered and imposed as warranted.

The SEPA Overview Policy (SMC 25.05.665) establishes the relationship between codes, policies, and environmental review. Specific policies for specific elements of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states in part:

"where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" (subject to some limitations).

Under certain limitations/circumstances (SMC 25.05.665 D 1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts are cited below.

Short-Term Impacts

The following temporary or construction-related impacts are expected: (1) disturbance of near shore marine habitat of Puget Sound; (2) disturbance of wildlife, marine and birds currently frequenting the proposed site; (3) decreased air quality due to increased dust and suspended particulates during site work and transport of materials to and from the site; (4) increased noise and vibration from construction operations and equipment; (5) increased traffic and parking demand from construction personnel; and (6) tracking of mud onto adjacent streets by construction vehicles. Although not significant, these impacts are adverse, and in some cases, mitigation is warranted.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically, these are: Critical Areas Ordinance (soil stability and water quality) Stormwater, Grading and Drainage Control Code (grading, site excavation and control of soil erosion through use of best management practices); Street Use Ordinance (watering streets to suppress dust, removal of debris, and obstruction of the pedestrian right-of-way); and the Noise Ordinance (construction noise).

Conditions imposed by the State of Washington in the HPA permit and by the City DPD further act to protect against negative environmental impacts of the proposed action.

Compliance with these applicable codes, ordinances and conditions will reduce or eliminate short-term impacts to the environment and no further conditioning to control potential short term impacts pursuant to SEPA policies is necessary.

Long-Term Impacts

The proposed action is expected to insure continued viability of the park use already existent and to make a marked improvement in the aquatic habitat in the immediate area. Because an area of fill behind a bulkhead projecting into the Sound will be replaced with a pier on piles with restored bottom habitat areas, the aquatic environment in the area is expected to be improved.

No SEPA conditioning of long term impacts is warranted.

CONDITIONS – SEPA

None required.

DPD Shoreline Exemption Conditions

1. A Hydraulic Project Approval permit from the Washington Department of Fish and Wildlife shall be successfully obtained and its terms and conditions shall be followed.
2. Appropriate best management practices (BMPs) shall be employed to prevent debris or deleterious material from entering Elliott Bay during the replacement of the park.
3. The proposed demolition and reconstruction shall be scheduled to take place during low tide to minimize impacts to the aquatic environment.
 - If floating debris enters the water during the proposed work this debris shall be removed immediately and stored until it can be disposed of at an appropriate upland facility.
 - If heavy (sinking) debris enters the water during the proposed work the location of this debris shall be documented in a log that is kept at site for the duration of the project. When the proposed work is completed a diver shall retrieve the sunken debris and this material shall be disposed of at an appropriate upland facility.
4. No treated wood that will contact the aquatic environment shall be used in the new park.
5. The appropriate equipment and material for hazardous material clean up shall be kept at the site during construction.

Signature: (signature on file) Date: April 26, 2004
Scott Kemp, Senior Land Use Planner
Department of Planning and Development
Land Use Services